

To Frank S. Caolatore, Real Estate Date Sept 16, 1997

In consideration of your agreement to advertise and your using your best efforts to sell the property described as 3050 S. Wallace St Chicago 60616
- 3052

515-17-28-329-043-0000

and to show the property to prospective purchasers, without any expense to me, I hereby appoint you my exclusive agent to sell the above property for a price of \$ 275,000, or any other sum which I shall agree in writing to accept, subject to existing encumbrance of \$ 220,000, bearing interest at 5%, due to be assumed by the purchaser.

You are to act as my exclusive agent for a period of 90 days from the date hereof.

You are authorized to accept from the purchaser an earnest money deposit of \$50,000.00 E.M. to be applied on the purchase price, to be held in escrow by Frank S. Caolatore, Inc. for the mutual benefit of the parties concerned and to submit for my acceptance a contract for sale on the form known as Standard Form to Purchase Real Estate for improved property, with usual provisions therein contained and the following: kind of deed Warranty; delivery of possession upon closing; deed and evidence of title to be subject to none

I agree to furnish, at my expense, (a) abstract or title, (b) title insurance policy of Delaware Indemnity Co. in the amount of the price, subject to the exceptions specified above and to the usual exceptions and objections contained in such policies, (c) Torrens Certificate,* showing merchantable title, brought down to date of sale; also I agree to pay you the usual commission as agreed 5% on the price. All taxes, assessments, rents, interest, insurance and other usual items are to be pro-rated to date of delivery of deed.

If the property is sold to anyone while your exclusive agency hereunder is in effect, or if within six months after the expiration of such agency I sell the property to a person who has submitted through you while such agency is in effect a written offer to purchase the property, which offer I have declined to accept, I hereby agree in either such event to pay you a commission on such sale in the amount agreed.

If this instrument is signed by more than one person, all of the persons so signing shall be jointly and severally liable hereunder, irrespective of the use of pronouns importing the singular number.

Install for file begin on
Premises



Frank S. Caolatore [SEAL]

Accepted Frank S. Caolatore
Sept 16, 1997

For Land Sales!

Frank S. Caolatore
REAL ESTATE

*Delete two of clauses (a), (b) and (c).

98231877



2540 S WABASH AVE
CHICAGO, IL 60616

PHONE (312) 427-1111
FAX (312) 228-4640

UNOFFICIAL COPY

EDWARD J. ROSEWELL, CLERK, COOK COUNTY TREASURER

03/25/98 Receipt : 9525777

Employee : GARY

Page : 1

P I N : 17-28-329-013-0000 Volume : 000515

Address : NONE

Name : NIEMAN PHARMACY INC

98231877

Mailing : NONE

Legal Description :

Sub-Division Name : DOBBINS T S SUB OF S 3/4 OF E 1/2 SW 1/4

Legal : T S DOBBINS SUB OF THE S 3/4 OF THE E 1/2 OF THE W 1/2 OF THE S W
1/4 OF SEC 28-39-11 REC DATE: 03/20/1872 DOC NO: 00019215

| SE-EN-RG | BOOK | PI | LOT |
|----------|---------|----|---------|
| 28-39-11 | 000000B | | 0000021 |
| 28-39-11 | 000000B | | 0000022 |

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